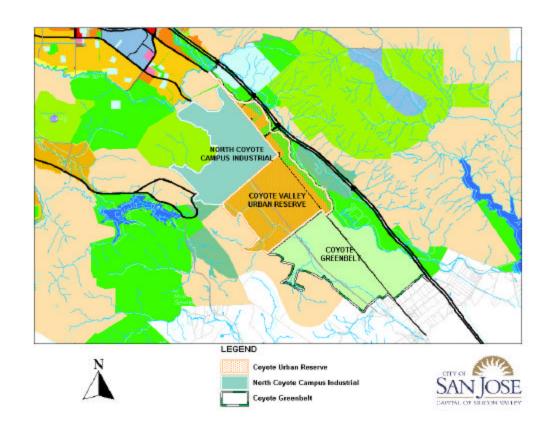
Council Agenda: 1/25/05

Item: 4.6

# **COYOTE VALLEY SPECIFIC PLAN City Council Progress Report No. 2**



- 1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
- 2. Boundary between Central and South Coyote is fixed
- 3. North and Central Coyote may be planned together



- Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses
- 5. Plan for extension of Light Rail Transit and add Caltrain Station
- 6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
- 7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
- 8. Identify locations for public facilities in land use and financing plans



- 9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas
- Create financing plan for required capital improvements
- 11. Plan must be financially feasible for private development
- 12. Develop trigger mechanisms to ensure appropriate

jobs/housing balance in Coyote



- 13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure
- 14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote
- 15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions
- 16. 20% of all units shall be "deed-restricted, below-market-rate units."

### COYOTE VALLEY SPECIFIC PLAN PROCESS

#### INITIATION

August 2002 - June 2003

#### BACKGROUND:

Policy Context, Specific Plan Overview, etc.

#### COMMUNITY INVOLVEMENT:

Task Force, Technical Advisory Committee

#### TECHNICAL ANALYSIS

July - December 2003

#### **EXISTING CONDITIONS:**

Land Use, Biology, Geology, Hydrology, Traffic, Infrastructure, etc.

#### COMMUNITY INVOLVEMENT:

Task Force, Community, Technical Advisory
Committee, Property Owners

## FOUNDATIONAL INFRASTRUCTURE AND LAND USE CONCEPTS

January 2004 - January 2005

#### **DESIGN CONCEPTS:**

Market Analysis, Composite Infrastructure Framework, Design Principles, Land Use Concepts, Greenbelt Strategies

#### COMMUNITY INVOLVEMENT:

Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Planning Commission Study Session, Council Review

#### DEVELOPMENT OF CVSP AND EIR

February - December 2005

#### CVSP DOCUMENTS:

Specific Plan, Zoning Code, Design Guidelines, Fiscal Impact Analysis, Financing Strategy, Greenbelt Strategies, Draft EIR

#### COMMUNITY INVOLVEMENT:

Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Public Agencies, EIR Scoping Meetings, Planning Commission Study Sessions, Council Review

#### RECOMMENDATION AND CONSIDERATION

January - March 2006

#### CITY COUNCIL CONSIDERATION:

Consideration of all CVSP Documents

#### COMMUNITY INVOLVEMENT:

Task Force, Community, Technical Advisory Committee, Focus Groups, Property Owners, Public Agencies, Planning Commission Hearing, Final Council Hearing

### **Community Process**





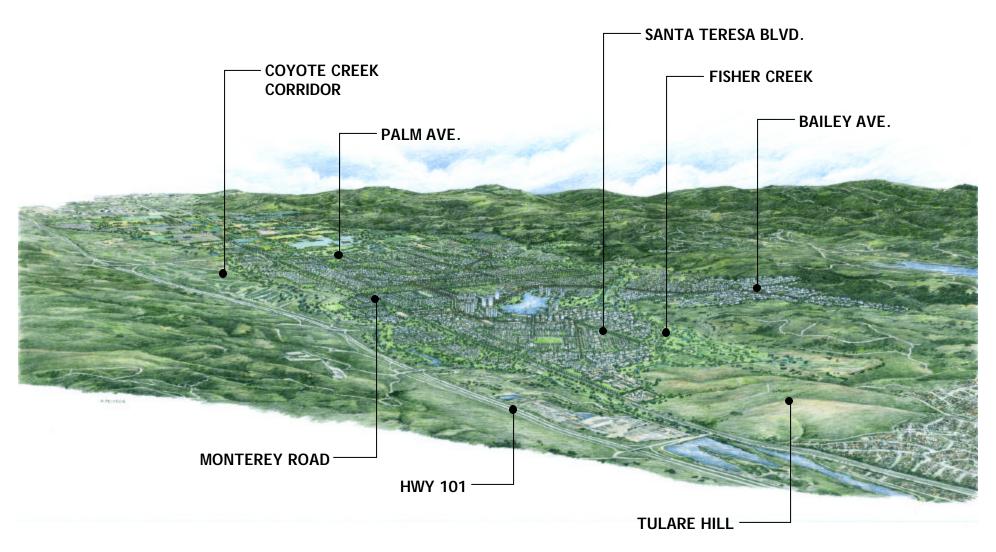






- 27 Task Force Meetings (avg. 50)
- Seven Community Workshops (avg. 140)
- 13 Technical Advisory Committee Meetings
- Several Stakeholder Meetings
- Several Property Owner Meetings
- Web Site
- Public Hearings

### COYOTE VALLEY - ILLUSTRATIVE VIEW



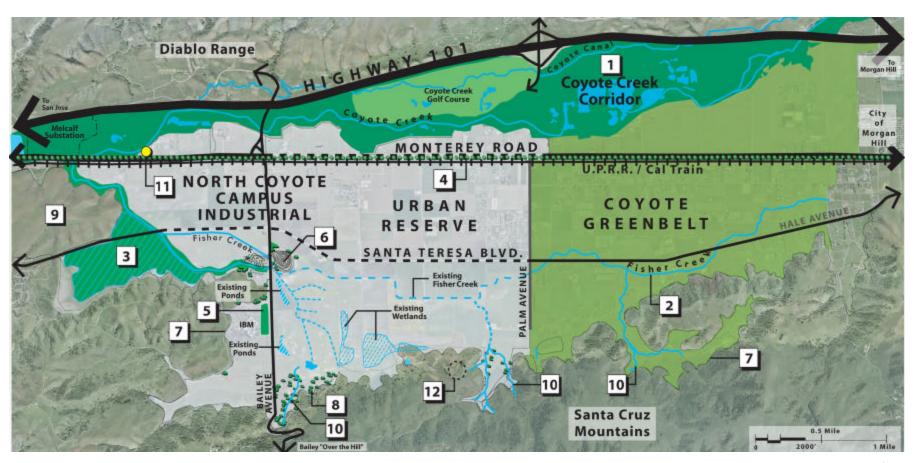
### **ENVIRONMENTAL FOOTPRINT**

#### **FIXED ELEMENTS**

- 1. Coyote Creek Corridor
- 2. Fisher Creek in Greenbelt
- 3. Laguna Seca
- 4. Keesling's Shade Tree

- 5. IBM Wetland
- 6. Hillock
- 7. Hills (15% Limit)
- 8. Oak Savannah

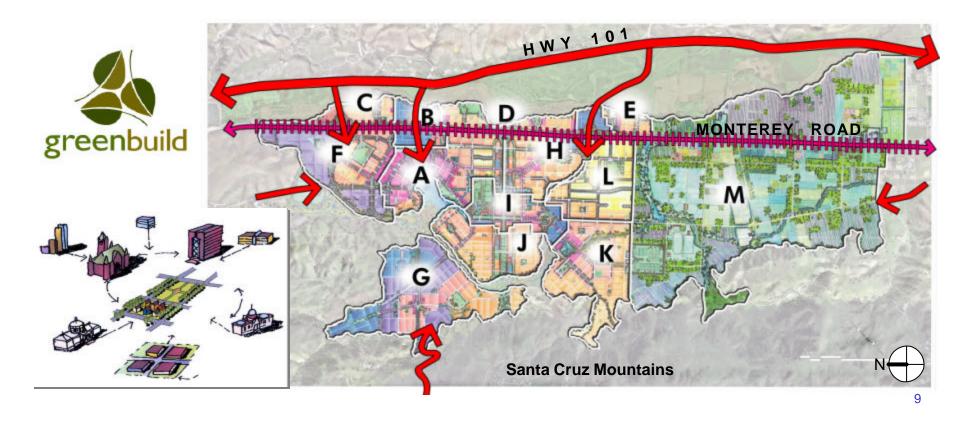
- 9. Tulare Hill
- 10. Streams
- 11. Hamlet of Coyote
- 12. Archaeological Site



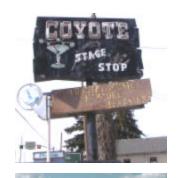
### **ELEMENTS OF A SUCCESSFUL COMMUNITY**

- Distinct Identity
- Diversity of Uses
- Identifiable Community Center
- Compact and Diverse
- Connections & Linkages

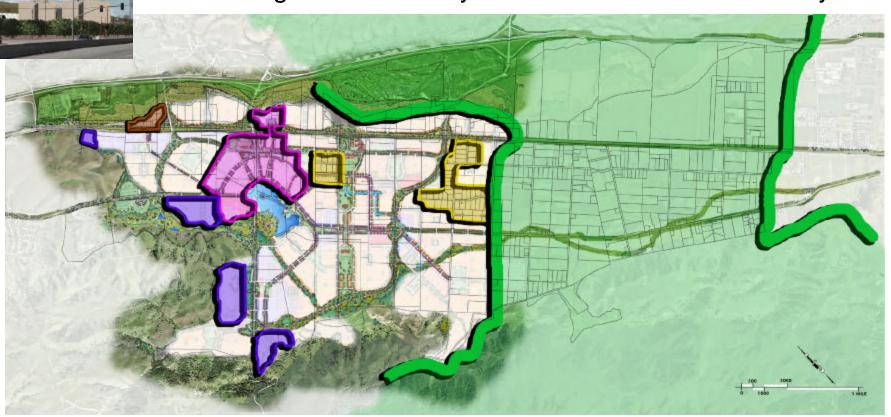
- Mix of Land Uses
- Parking
- Attractive & High Quality Place
- Evolution Over Time
- "Growing It Right"



### SAMPLE OF LAND USE ISSUES



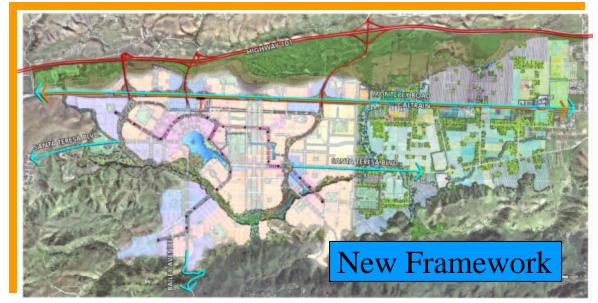
- Maintain historic Hamlet.
- 2. Buffer Metcalf Energy Center and any residential.
- 3. Ensure rural break between San Jose and Morgan Hill.
- 4. Maintain existing corporate users.
- 5. Protect existing residential neighborhoods.
- 6. Place greatest intensity and mix of uses in community core.



### **COMPOSITE FRAMEWORK**



Fisher Creek



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Parkway



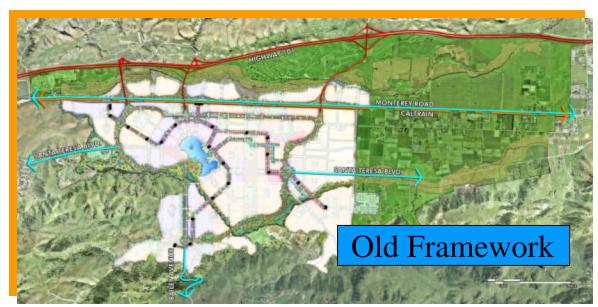
**Coyote Lake** 



**In-Valley Transit** 



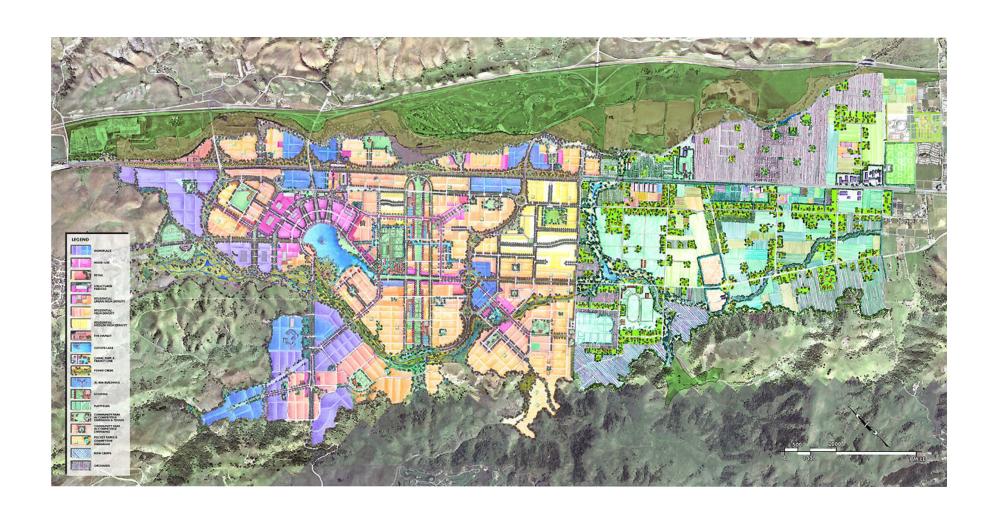
**Canal Park** 



Cal

Caltrain

### **LAND USE PLAN CONCEPT - TODAY**



### **CREATING UNIQUE NEIGHBORHOOD AREAS**

